



NOTICE OF APPLICATION NOTICE OF PUBLIC HEARING WALLA WALLA CITY COUNCIL

Alteration of Subdivision, File# SPL-22-0006

Summary: The applicants are requesting an alternation of subdivision, under the provisions of Revised Code of Washington (RCW) 58.17.215.

The purpose of this alteration of subdivision is to reconfigure the boundaries between the following three contiguous parcels of land, as shown the map attached to this notice and mailing:

- Lot 1 and adjusted Lot 3 of Nicholson Addition and Amended Lot 5 of the Replat of Lenore Addition. The parcels are listed as Assessor's Parcel # 360733870008 and 3607338600003. Owners are Justin James and Kristen Pearce and Cogneo Company LLC c/o Parley Pearce.

This process would typically be processed as a Short Plat and/or Boundary Line Adjustment per Walla Walla Municipal Code Chapter 19.24 and/or Chapter 19.25, respectively, were it not for the fact that two of the Lots are in Nicholson Addition and the third Lot is in Amended Replat of Lenore Addition and the adjustment will be between the boundaries of the plats themselves. The proposed alteration of subdivision does not create any new parcels of land, nor does it impact the density of dwelling units.

Notice is hereby given on this date: **February 24, 2023**, that the application/ proposal described in this notice has been filed with the City of Walla Walla Development Services. The application documents may be reviewed at the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla or by visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code (WWMC), and participate in hearings, if any.

Comments upon this application must be submitted in writing to the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov Comments must be actually received by the Development Services Department before 5:00 P.M. on March 15, 2023.

Comments may also be submitted at the City Council Public Hearing on March 22, 2023, at 6:30 P.M.

Notice is hereby given by the City of Walla Walla that a Public Hearing will be held by the **Walla Walla City Council** on Wednesday, **March 22, 2023**, at **6:30 P.M.** at the City Hall of Walla Walla in the Council Chambers; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street).

The purpose of the hearing is to consider proposed alteration of subdivision as provided in RCW 58.17.215. The legislative body (City Council) shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration.

The City of Walla Walla Development Services has preliminarily determined that this proposal is categorically exempt under Washington State Environmental Policy Act (SEPA). The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal: The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, issued May 22, 2018. These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated below.

If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto.

1. Applicant(s): Parley Pearce; 615 Abbott Road, Walla Walla, WA 99362
2. Application filing date: June 2, 2022.
3. Date that application was determined to be substantially complete: June 17, 2022
4. Location and description of proposed action: 615 Abbott Road, Alteration of subdivisions, under the provisions of Revised Code of Washington (RCW) 58.17.215.
5. Comprehensive plan map designation(s) for the locations: Residential
6. Zoning map designation(s) for the locations: Neighborhood Residential
7. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov. Comments must be actually received by the Development Services Department before 5:00 p.m. on March 15, 2023.
Comments may also be submitted at the City Council Public Hearing on March 22, 2023, at 6:30 P.M.
8. A public hearing will be held on the proposal by the Walla Walla City Council on

Wednesday, March 22, 2023, at 6:30 P.M. at the City Hall of Walla Walla in the Council Chambers; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street).

9. The following listed permits and/or authorizations have been requested in the application: Approval of an alternation of subdivision.
10. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Not applicable.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level IV review process.
12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 19, 20, and 21.
13. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: None identified.
14. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified.
15. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: None identified.
16. SEPA lead agency: City of Walla Walla
17. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.

All interested persons and parties may participate in the hearing. The public hearing shall be open to consideration of the environmental impacts of the proposal. Interested persons and parties may also receive a copy of any decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code. Appeal rights are outlined in Chapter 20.38 of the Walla Walla Municipal Code and other code provisions referenced therein. For more information about this proposal please visit:

<https://www.wallawallawa.gov/government/development-services/public-notice> or contact City of Walla Walla Development Services.

Staff Contact:

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